

# GENERAL NOTES:

1. NO ON-SITE DEMOLITION OR STUMP BURIAL WILL BE ALLOWED. ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.
2. THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE CHARLOTTE - MECKLENBURG ZONING ORDINANCE.
3. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CHARLOTTE - MECKLENBURG STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.
4. ALL CONSTRUCTION SHALL CONFORM TO CHARLOTTE, MECKLENBURG COUNTY, NCDOT, OR N.C.D.E.N.R. STANDARDS, WHICHEVER IS GREATER.
5. LAND DEVELOPMENT ENGINEER TO BE NOTIFIED 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION.
6. PROPOSED GRADING SUBJECT TO CHANGE BASED ON FIELD CONDITIONS WITH CITY APPROVAL.
7. ALL STORM DRAIN PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
8. APPROXIMATE COMPLETION DATE OF THIS PROJECT IS ESTIMATED TO BE 06/01/2001.
9. TOPOGRAPHIC INFORMATION PROVIDED BY LAND DESIGN.
10. BOUNDARY INFORMATION PROVIDED BY LAND DESIGN.
11. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
12. DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS 50.05 (9" SIGNS ONLY).
13. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
14. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
15. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

# GENERAL NOTES (CONT'D)

16. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON CURB.
17. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
18. PIPE SYSTEMS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS IN THE (CITY/COUNTY) ARE TO BE MAINTAINED BY THE (CITY/COUNTY) IN AN "ON-CALL" MANNER. THE (CITY/COUNTY) WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
19. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
20. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
21. ANY BUILDING WITHIN THE 100' BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.2.
22. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY FRINGE DISTRICT BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF MECKLENBURG COUNTY.
23. THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
24. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED TO THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
25. NON-STANDARD ITEMS (I.e. PAVES, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A "RIGHT-OF-WAY ENCROACHMENT AGREEMENT" WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
26. ALL PRIVATE STREETS ARE TO BE BUILT PER CMDS 10.07

- NOTES:
1. ALL CURB RADI ARE MEASURED AT THE BACK OF CURB
  2. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED
  3. ALL OTHER DIMENSIONS ARE TO THE FACE OF CURB
  4. ALL PARKING STALLS ARE 17' DEEP TO FACE OF CURB UNLESS OTHERWISE NOTED

# BUILDING ORIENTATION:

ALL BUILDINGS WHICH ARE ADJACENT TO A PUBLIC OR PRIVATE STREET ARE TO FRONT ON THAT STREET & THE REAR OF THE BUILDING IS TO FACE THE ASSOCIATED PARKING LOT.

- REQUIRED PARKING - MORE THAN 15 PER UNIT - MORE THAN 290 SPACES (TOTAL)
- PHASE 1 REQUIRED PARKING - 38 SPACES
  - PHASE 2 REQUIRED PARKING - 252 SPACES
- PROVIDED PARKING - 355 SPACES
- PHASE 1 PROVIDED PARKING - 98 SPACES
  - PHASE 2 PROVIDED PARKING - 257 SPACES
- REQUIRED HANDICAP PARKING - 11 SPACES
- PHASE 1 PROVIDED HANDICAP PARKING - 4 (1 VAN)
  - PHASE 2 REQUIRED HANDICAP PARKING - 7 (1 VAN)
- PROVIDED HANDICAP PARKING - 11 SPACES (4 VAN)
- PHASE 1 PROVIDED HC PARKING - 4
  - PHASE 2 PROVIDED HC PARKING - 7

SITE DATA:  
TOTAL AREA: 16.14 AC  
-PHASE 1 AREA - 2.49  
-PHASE 2 AREA - 13.65

ZONING: NS

TAX PARCEL ID: 029-32-111

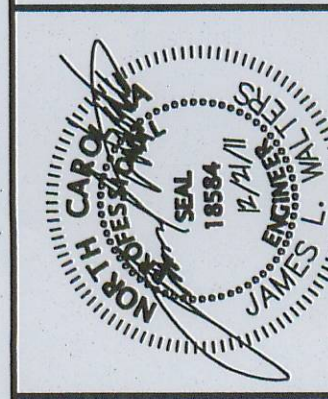
TOTAL # OF UNITS: 193 (12 UNITS PER ACRE)  
-ALL UNITS ARE TO BE FOR SALE TOWNHOUSE UNITS  
MAX # OF LOTS IN PHASE 1 - 29

-PROPOSED PHASE 1 LOTS - 25  
-PROPOSED PHASE 2 LOTS - 168  
TOTAL DISTURBED AREA - 15.62 AC

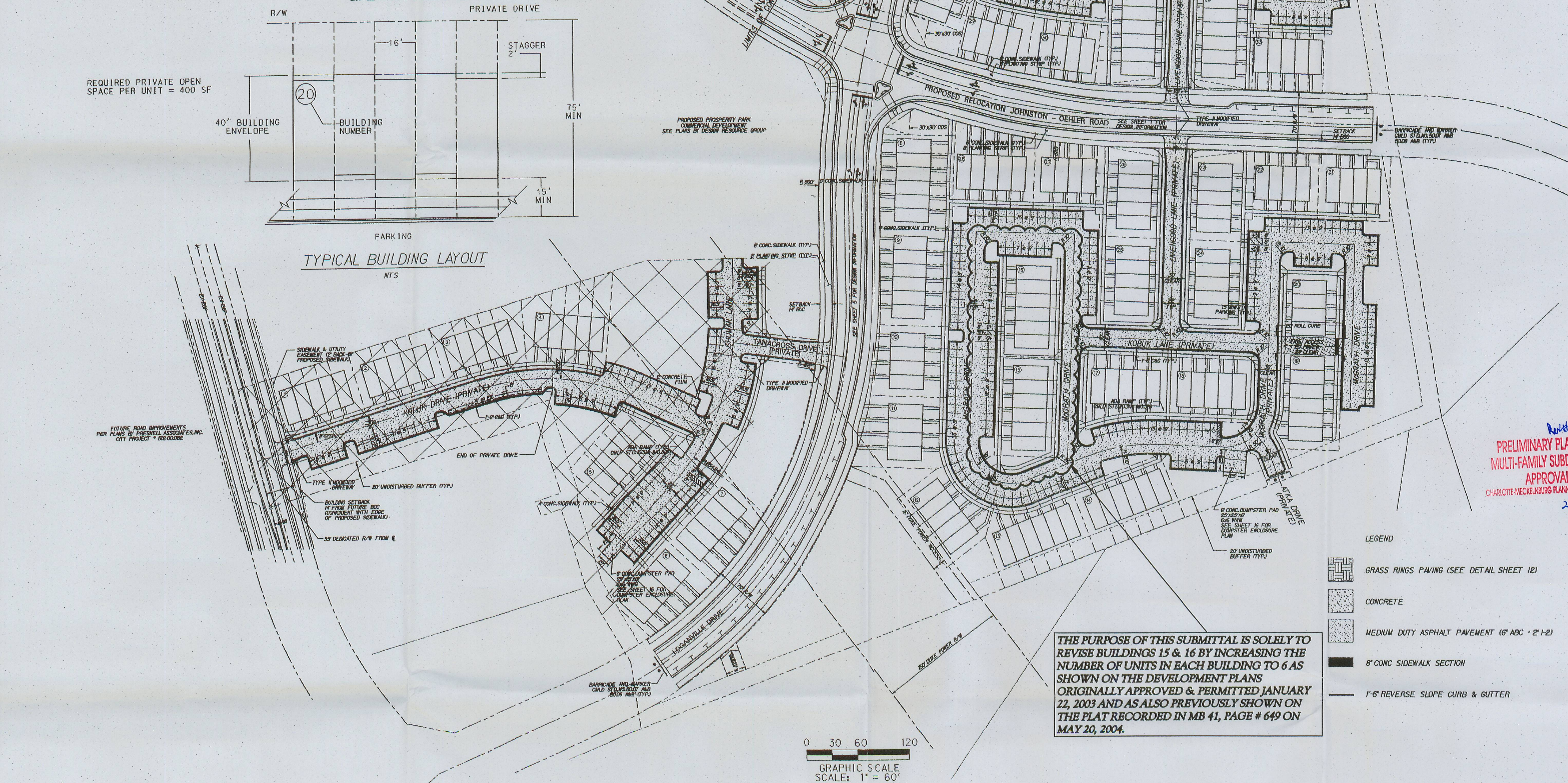


SHEET	C3.0
DATE: DEC 2011	SCALE: 1" = 60'
DRAWN BY: MRH	CHECKED BY: JLV
PROJECT NO:	
PROSPERITY PLACE PHASE 2 CHARLOTTE, NC	SUB PLAN

OWNER:	NEXCO, LLC 1737 JETTON RD. CORNELIUS, N.C. 28031 704-361-7777
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LWE LATHAM-WALTERS ENGINEERING, INC. 16507-A NORTH CROSS DRIVE HUNTERSVILLE, NORTH CAROLINA 28078 (704) 885-8404 FAX (704) 885-9485	DATE
REVISIONS	
REV. NO.	



PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
2/23/2012 JLV

# LEGEND

- GRASS RINGS PAVING (SEE DETAIL SHEET 12)
- CONCRETE
- MEDIUM DUTY ASPHALT PAVEMENT (6" ABC - 2" I-2)
- 8" CONC SIDEWALK SECTION
- 1'-6" REVERSE SLOPE CURB & GUTTER

THE PURPOSE OF THIS SUBMITTAL IS SOLELY TO REVISE BUILDINGS 15 & 16 BY INCREASING THE NUMBER OF UNITS IN EACH BUILDING TO 6 AS SHOWN ON THE DEVELOPMENT PLANS ORIGINALLY APPROVED & PERMITTED JANUARY 22, 2003 AND AS ALSO PREVIOUSLY SHOWN ON THE PLAT RECORDED IN MB 41, PAGE # 649 ON MAY 20, 2004.

